

ZONING SCHEDULE, USE : BREWERY

Block: 811; Lot:9
Zone: CBDSP/E

	REQUIRED	EXISTING	PROPOSED	SEC	VARIANCE
FRONT SETBACK	0.00'	0.00'	0.00'		None
REAR YARD	20.00'	108.50'	108.50'		None
SIDE YARD	0.00'	0.00'	0.00'		None
HEIGHT	2 Story, 35.00' max	1 Story, 16.00'	1 Story, 19.50'		Note 1
MIN. LOT WIDTH	50.00'	50.00'	50.00'		None
MIN. LOT DEPTH	100.00'	195.77'	195.77'		None
MIN. LOT AREA	2500 sf	9553 sf	9553 sf		None
MAX BLDG COVERAGE	25%	43.2%	43.2%	E,V	None
MAX IMPER. CVR'GE	NA	NA	NA		None
MAX FAR	NA	NA	NA		None
PARKING					
FIRST FLOOR	54 seats/3, 18 spaces	20 spaces required	27 spaces required	195-162	E,V Note 2
ROOF	28 seats/3, 9.33 spaces	12 spaces provided	12 spaces provided		
TOTAL	82 seats/3, 27.33 spaces				
LOADING	1 required	0 provided	0 provided	195-87	E,V Note 4
USE		Mercantile	Brewery	195-118	V Note 3
SIGNS					
North Wall		One existing	1 tenant signs		Note 5
South Wall		None exst'g	1 tenant signs,		Note 5

- Note 1: A new bulkhead is proposed on the existing roof, approximately 10' high in the approximate middle of the roof to house building services. The building height will be 26.0' high at this point
- Note 2: New parking requirements are based on restaurant seating requirements of 1 space per 3 seats or 50sf of seating area. Exst'g requirements for retail would require 20 spaces. Proposed requirements based on worst condition, of 1 space per 50 sf of seating (customer) area. Roof terrace based on 1 space per 3 seats, Max occupancy of roof cannot exceed 50 persons by code
- Note 3: Proposed use not permitted in CBDSP/E
- Note 4: Loading to occur in rear, there is enough space to unload in drive aisles off hours
- Note 5: Signage to be addressed at a later date

- WAIVERS REQUESTED
1. Contours-site is 100% paved, exst'g drainage to remain
 2. Location of natural features, there are none
 3. Description of site landscaping, there is none
- VARIANCES REQUESTED
1. Use: Not permitted 195-118
 2. Parking: 195-162
 3. Loading: 195-87
 4. Building Coverage: 195-87

E=Exst'g
Non-conformance
V=Variance
Requested

OWNER/APPLICANT

THIS SITE PLAN IS HEREBY APPROVED BY THE BOROUGH OF WESTWOOD ZONING BOARD AT A MEETING HELD 2019.

CHAIRMAN
DATE

SECRETARY
DATE

BOROUGH ENGINEER
DATE

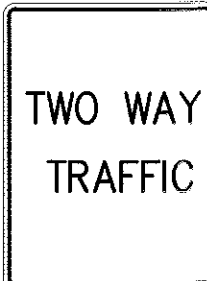
PLANNING BOARD
COUNTY OF BERGEN
NEW JERSEY

APPROVED DATE

DIRECTOR

I HEREBY CERTIFY THAT I PREPARED THIS SITE PLAN AND THAT ALL INFORMATION CONTAINED HEREIN IS CORRECT AND ACCURATE BASED ON THE BEST INFORMATION AVAILABLE

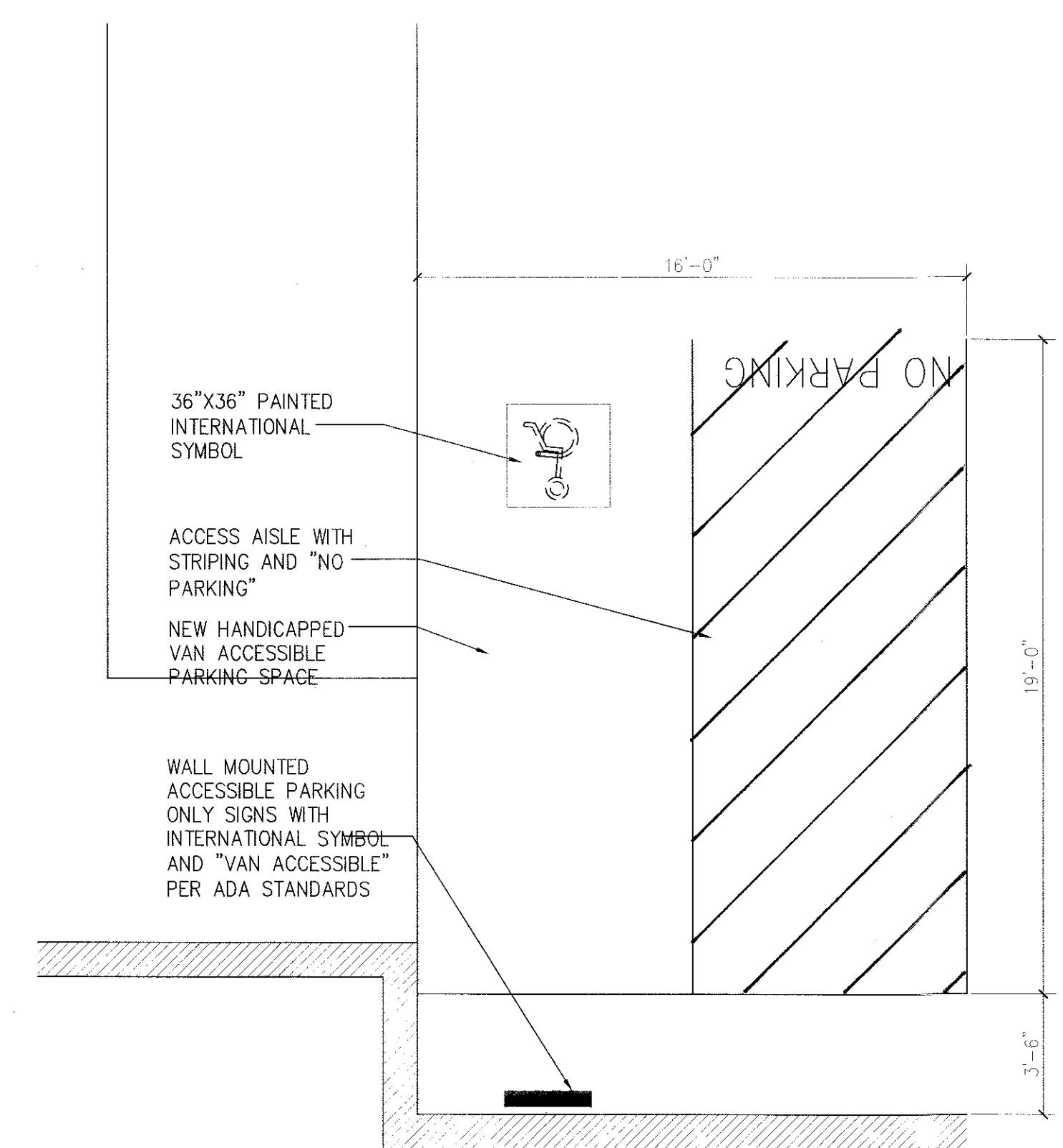
VINCENT J. CIOFFI, RA
NJ LICENSE #08970



SIGN TO BE 18" X 24" .080 EG REFLECTIVE ALUMINUM, POST MOUNTED 6' HIGH ON GREEN "U" CHANNELL STEEL POST

MUTCD ST. SIGN DET. KTS.

MESSAGE VARIES PER SITE PLAN



HANDICAPPED PARKING DETAIL SCALE: 1/4"=1'-0"

Vincent J. Cioffi
architect

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Tel. (201) 666-5900 Fax (201) 666-8459

Project:
Five Dimes Brewery
247 Westwood Avenue
Westwood, New Jersey
Block 811, Lot 9

Drawing:
Site Plan

Seal & Signature
Date: 10-05-19
Project No: 21345
Scale: 1"=20'-0"
Drawn By: ODR
Checked By: EM
Cadd File:

Drawing No:
SP-101.00